

## 2-bedroom apartment Budovateľská, Bratislava-Ružinov

**307 900 €**





## HERRYS - BEAUTIFUL 2-BEDROOM APARTMENT FOR SALE NEAR THE OLD TOWN, SUITABLE FOR YOUNG FAMILIES WITH CHILDREN

HERRYS real estate agency offers for sale a beautiful 3-room apartment with a separate kitchen in a sought-after location between the Old Town, the new downtown and the Zwirn project. The location offers a wide range of amenities. The apartment underwent a complete renovation between 2019 and 2020 under the supervision of an interior designer, is fully furnished with custom-made furniture and is ready for immediate occupancy.

The apartment is located on the 1st floor of a 7-storey brick apartment building in good condition, built in 1958. In 2011, new roofing was installed and the entrance gates with magnetic door openers were replaced. The wiring was replaced in 2018. The apartment has central heating. The floors in the living areas are large-area laminate, while the rest of the apartment has ceramic tile flooring.

The apartment includes a large brick cellar in the basement of the building with an area of 12.87 m<sup>2</sup>, suitable as a storage room for sports equipment or a workshop. Parking is residential. There is a new playground just a few metres from the apartment.

The apartment is sold with furniture, including appliances (electric oven, gas stove, extractor hood, dishwasher, refrigerator with freezer, washing machine).

Usable area of the apartment 81.38 m<sup>2</sup>: apartment 68.51 m<sup>2</sup>, cellar 12.87 m<sup>2</sup>

Monthly operating costs: management fees EUR 150, electricity EUR 30, gas EUR 6

Orientation: W (kitchen with dining room, bedroom/study), E (living room, bedroom)

## DISPOSITION

Entrance hallway / hallway 9,75 m<sup>2</sup>

Living room 17,49 m<sup>2</sup>

Kitchen with dining room 12,08 m<sup>2</sup>

Bathroom with shower and toilet 3,60 m<sup>2</sup>



**Samuel Orság**

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Ad ID: SO037

Business name: HERRYS s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



Bedroom 13,81 m<sup>2</sup>  
Room/Workroom 11,90 m<sup>2</sup>  
Brick cellar in the basement of the apartment building 12,87 m<sup>2</sup>

## LOCALITY

Budovateľská street offers a pleasant environment with plenty of greenery and at the same time with quick access to the city centre. The location provides complete civic amenities. Within walking distance there is the Old Town and the shopping centre and the bus station Nivy. Those interested with children will be delighted with a playground just a few steps from the apartment.

## BENEFITS

location of 500 flats near the city centre and Mlynské Níves  
high quality complete reconstruction done by interior architect  
separate kitchen with modern equipment  
large cellar with an area of 12,87

## PRICE

307 900,- EUR including legal service

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